

## Rebuild Presidio: Preserving Both Resources and History

Nestled between the Pacific Ocean and the San Francisco Bay, the Presidio is home to approximately 500 historic structures and 1,500 acres of historic forests, beaches, coastal bluffs and culturally significant landscaped areas.

Founded in 1776 as a Spanish military installation and later operated by both the Mexican Army and the United States Army, the Presidio boasts a rich and diverse military history. Legislation passed in 1972 provided that the Presidio become a national park when the U.S. Army vacated the site. In 1994, management was transferred to the National Park Service.

The Presidio Alliance was established in 1996 to maintain a directory of park tenants, promote a sense of community within the Presidio and act as a liaison between residents and the Park Service. In addition to building relationships within the community, the Alliance seeks to establish the Presidio as a model of social, economic and environmental sustainability. In an effort to reach these goals, the Alliance strives to foster communication, build networks and sponsor a broad range of socially responsible and informative programs.

Recognizing the Presidio's unique management challenges, the U.S. Congress created an additional supervisory organization in 1996 called the Presidio Trust. Charged with overseeing 80 percent of the park, the Trust manages all residential and non-residential leasing, ground and public works services, and building restorations. The Trust's mission is to preserve and

enhance the park's natural and historic resources while attaining financial self-sufficiency by 2013.

### *Connecting With Rebuild America*

Energy conservation and energy efficiency are essential components of the Presidio's future as a model of environmental sustainability. To ensure that these ideals are taken into consideration, the Presidio launched a partnership with the U.S. Department of Energy's Rebuild America program in 1999. The Alliance and the Trust comprise the Rebuild Presidio team – a partnership dedicated to promoting energy conservation throughout the park. Rebuild America has assisted the Presidio in reaching diverse target audiences and achieving a variety



*Building 36, after Rebuild Presidio performed retrofits and installed energy-efficient technologies*

of goals. Currently, the Presidio Trust is researching the use of micro-cogeneration to supply a portion of the Presidio's power and has retrofitted more than 14 non-residential structures, totaling 141,500 square feet, with energy-efficient lighting.

#### **PARTNERSHIP FACTS**

- **Targeted Buildings**  
Federal, residential, and commercial buildings
- **Estimated Retrofit Square Footage**  
750 residential and non-residential structures;  
6 million square feet of space
- **New and Notable Innovations**  
Renovation of a historic military base into a thriving community of residential and commercial space.

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## *Achieving Diverse Goals*

The Presidio contains over 700 structures, more than 500 of which are historic. The buildings have a mixture of residential and commercial uses. This presents Rebuild Presidio with a unique challenge – how to retrofit a large number of buildings of widely varying sizes and uses. In addition, alterations of most of the structures must be carefully monitored since many of them fall under strict historic building guidelines. Rebuild Presidio works within this framework to encourage energy conservation in a variety of ways.

Rebuild Presidio has made it a point to serve both Presidio residents and non-residential tenants. On the residential side, Rebuild Presidio has produced and distributed materials on energy conservation and has participated in a Residential Energy Program that offered compact fluorescent lamps at an affordable cost to Presidio residents.

Rebuild Presidio also made great strides in promoting energy conservation to the Presidio's non-residential tenants. The Energy Challenge 2000 and 2001 brought energy experts from all over to educate Presidio businesses and provide free, on-site energy audits. In addition, the Presidio Trust is currently installing Energy Management Systems in all of the Presidio's non-residential structures. The Trust is working with the Alliance to make the information collected by the Energy Management System accessible to tenants online.

## *Future Goals & Projects Underway*

The Rebuild Presidio Action Plan addresses five long-term goals: supporting high-efficiency power generation at the Presidio; exploring green power purchasing; and promoting energy conservation in Presidio residences and non-residential buildings. Each year, the Rebuild Presidio team revisits these long-term goals and creates a list of short-term goals to be achieved during the upcoming year. This allows the partners to be more effective by focusing on immediate goals, as well as the big-picture.

Along with the Energy Challenge, Rebuild Presidio has many exciting projects and programs underway for the residential community. Rebuild Presidio and the Crissy Field Education Center co-sponsored an educational event that was well received by park residents. The workshop provided residents with simple ways to conserve energy in their homes.

Thanks to a grant from PG&E and the California Public Utilities Commission's Summer Initiative, the Presidio Trust is implementing a series of residential and non-residential retrofits. These retrofits will result in estimated annual energy savings of 1.78 million kWh.

## **TO LEARN MORE ABOUT REBUILD PRESIDIO, CONTACT:**

**Danielle Blank**, Sustainability Program Coordinator  
Presidio Trust  
34 Graham Street • PO Box 29052 • San Francisco, CA 94129-0052  
Phone: (415) 561-5300 • Fax: (415) 561-5315  
Email: [dblank@presidiotrust.gov](mailto:dblank@presidiotrust.gov)

For more information, visit the Rebuild America Web site at [www.rebuild.org](http://www.rebuild.org)  
or call the Energy Efficiency and Renewable Energy Clearinghouse at 1-800-DOE-3732.

